

SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Chandlers Ford	Site Address:	Chandlers Ford
National Grid Reference:	E: 443387 N: 122211		99 Hiltingbury Road Chandlers Ford Eastleigh Hampshire SO53 5NP
Site Ref:	E304494	Site Type:	Macro

2. Pre-Application Check List - Site Selection (for New Sites only)

Was a local planning authority mast register available to check for suitable sites by the operator or the local planning authority?		No
The Proposal is to upgrade and existing cell site		
Were industry site databases checked for suitable sites by the operator:		No
The Proposal is to upgrade and existing cell site		

Pre-application consultation with local planning authority

Pre application consultation with local planning authority		
Date of written offer of pre-application consultation:	11 March 2025	
Was there pre-application contact:	Yes	No
Date of pre-application contact:	16 May 2025	
Name of contact:	Sarah Douglas	
Summary of outcome/Main issues raised:		
Prior approval application required due to the proposed width of the new mast		

Ten Commitments Consultation

Rating of Site under Traffic Light Model:	Amber
The following were consulted on 11 March 2025: Chandlers Ford Parish Council: clerk@chandlersford-pc.gov.uk Reply received raising no concerns Hiltingbury Ward Councillors: Maud.attrill@eastleigh.gov.uk james.duguid@eastleigh.gov.uk	

School/College

Location of site in relation to school/college: Hiltingbury Infant School, around 45m to the south of the application site.
Outline of consultation carried out with school/college : Consultation sent 13 March 2025, welcoming comments on the proposal
Summary of outcome/Main issues raised: No response received to date

Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator consultation (only required for an application for prior approval)

Will the structure be within 3km of an aerodrome or airfield?		No
Has the Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator been notified?		No
Details of response:		

Developer's Notice

Copy of Developer's Notice enclosed?	Yes	
Date served:	20/06/2025	

3.0 Proposed Development

The proposed site:

The application site is located to the north of the town of Eastleigh, within the local area of Chandler's Ford.

The wider area is predominantly residential in nature, whilst the immediate area is mixed use.

Approximately 45m to the south of the application site is Hiltingbury Infant School. Around 12m to the north of the site is a beauty salon. Eighteen metres to the north-east of the site is Chandler's Ford shopping parade. To the rear of this (and around 7m to the east of the application site) is an undeveloped site marked for potential future redevelopment.

The nearest residential dwelling lies around 19m to the north-west of the application site.

The proposed mast would be located around 40m to the south of the highway, which runs east to west.

There is an existing monopole at this site which needs to be upgraded in order to ensure a fast and reliable network coverage. The proposed mast would also allow for 5G coverage in this area. Therefore, it is proposed that the existing 15m monopole be removed and replaced in the same location by a 20m streetworks style mast.

Within the wider street scene there is existing street furniture which would ensure the mast does not appear as a visually intrusive or overbearing structure. The proposed mast has been intentionally located around 40m from the existing highway in order to reduce its visual impact in the area

The proposed mast would replace an existing monopole at this location. The site has intentionally been chosen in line with Government guidance to locate upgraded masts in the same location, rather than create a new development site. Furthermore, there has been an existing mast at this location for many years without complaint.

There would not be any detrimental impact to the visual amenity of the nearby residential dwellings from the proposal. There is an existing outbuilding and large, mature trees located on the boundary between the application site and the dormer bungalow to the west. These would contribute to visually shielding the proposed mast, as they currently do for the existing mast in situ.

View of the existing mast eastwards (the proposed mast would be in the same location)



View of the existing mast westwards



Planning history

PD/25/99294 – application refused 16.5.25

Type of Structure (e.g. tower, mast, etc.): Mast	
Description:	
Removal of existing 15m monopole and installation of a 20m streetworks style mast	
Overall Height: 20m	
Height of existing building (where applicable):	N/A
Equipment Housing:	As per attached drawings
Length:	
Width:	
Height:	
Materials (as applicable):	
Tower/mast etc – type of material and external colour:	As per attached drawings
Equipment housing – type of material and external colour:	As per attached drawings

Reasons for choice of design:

The development has been specifically designed for the site in question, considering the existing environment. The proposal has been designed with the aim of achieving a balance between minimising visual impact and achieving the technical requirements needed by the operator. It is necessary for the height of the structure to ensure that interference is avoided, the topography of the landscape does not have an unacceptable impact upon mobile signal quality and that the structure is able to support the antenna and other apparatus. It also needs to be tall enough to satisfy ICNIRP standards, relative to the surrounding land uses, in the case, the site location is not located within any restrictive allocations and therefore should be supported.

It is accepted that the proposal will be an increase in height of the mast at this site. However, it will be seen in the context of the current character of the locality and will bring positive benefits to the local community, as well as local residents and visitors to and through the area.

Network Planners have indicated that the position of the proposed cell is the ideal location to provide optimum coverage to both enhance the capacity of the current network and also bring advanced technologies and also bring advanced technologies to the area. It should be noted that the new technologies and increase to the existing network will provide high-quality and high-speed critical communications infrastructure, this is essential for economic growth and to improve a critical service as illustrated in the NPPF.

4.0 Technical Information

International Commission on Non-Ionizing Radiation Protection Declaration attached (see below)	Yes	
International Commission on Non-Ionizing Radiation Protection public compliance is determined by mathematical calculation and implemented by careful location of antennas, access restrictions and/or barriers and signage as necessary. Members of the public cannot unknowingly enter areas close to the antennas where exposure may exceed the relevant guidelines.		
All operators of radio transmitters are under a legal obligation to operate those transmitters in accordance with the conditions of their licence. Operation of the transmitter in accordance with the conditions of the licence fulfils the legal obligations in respect of interference to other radio systems, other electrical equipment, instrumentation or air traffic systems. The conditions of the licence are mandated by Ofcom, an agency of national government, who are responsible for the regulation of the civilian radio spectrum. The remit of Ofcom also includes investigation and remedy of any reported significant interference.		
The telecommunications infrastructure the subject of this application accords with all relevant legislation and as such will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest.		

Frequency	To be provided on request	
Modulation characteristics ¹	To be provided on request	
Power output (expressed in EIRP in dBW per carrier) In order to minimise interference within its own network and with other radio networks, Cornerstone operates its network in such a way that radio frequency power outputs are kept to the lowest levels commensurate with effective service provision. As part of Cornerstone network, the radio base station that is the subject of this application will be configured to operate in this way.	To be provided on request	
Height of antenna (m above ground level)	20m	

5.0 Technical Justification

Background:

As part of Cornerstone continued network improvement program they wish to enhance the existing site to facilitate additional coverage and capacity requirements, incorporating new technologies. Section 10 of the NPPF sets out the Government's general overview regarding supporting high quality communications infrastructure, recognising that advanced, high quality communications infrastructure is essential for sustainable economic growth.

Base stations use radio signals to connect mobile devices and phones to the network, enabling people to send and receive; calls, texts, emails, pictures, web, TV and downloads. Without base stations, mobiles devices and phones will not work.

Many other everyday items also use radio signals to send and receive information, such as television and radio broadcasting equipment and two-way radio communications. Base stations are connected to each other and telephone exchange buildings by cables or wireless technology such as microwave dishes, to create the network. The area each base station covers is called a "cell". Each cell overlaps with its neighbouring cells to create a continuous network. The size and shape of each cell is determined by the features of the surrounding area, such as buildings, trees and hills which can block signals. When people travel between cells, the signal is transferred between base stations without a break in service. Each base station covers a certain area only and can only handle a limited number of calls at once. As

¹ The modulation method employed in GSM is GMSK (Gaussian Minimum Shift Keying) which is a form of Phase Modulation.

The modulation method employed in UMTS is QPSK (Quad Phase Shift Keying) which is another form of Phase Modulation.

mobile phones and devices become more popular, more base stations are needed to ensure continuous coverage.

It is imperative that support is given to the introduction of new infrastructure to allow new technology which will allow networks to be able to handle more data and connect more devices simultaneously at much faster speeds. This will enable places to remain competitive and will support the Government's ambition for the UK to become a world leader in telecommunications technologies and development. Whilst it is acknowledged that there is a significant increase in the scale of telecommunications development on the site, it should be noted that the new technologies will provide advanced high-quality communications infrastructure essential for economic growth as sought by the NPPF.

All Cornerstone installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

Site ²	Site Name and address	National Grid Reference	Reason for not choosing ³
			The application follows Government best practice and would locate the proposed mast at the same location as the existing mast therefore upgrading an existing cell site.

² ETS - Existing Telecomm site, ES - Existing Structure, RT - Roof Top, GF - Greenfield

³ SP - Site Provider, RD - Redevelopment Not Possible, T - Technical Difficulties, P – Planning
O – Other

Additional relevant information

Planning Policy Assessment

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with policies of the adopted Statutory Development Plan, unless material considerations indicate otherwise.

National Planning Policy Framework (2024)

The National Planning Policy Framework (NPPF) was published in December 2024 and supersedes previous versions of the document and national planning guidance contained in the various Planning Policy Guidance notes and planning Policy Statements. The NPPF sets out the Government's economic, environmental and social planning policies and how these are to be applied in relation to all planning applications.

Under Section 6 paragraph 85 the NPPF advises....” *Significant weight should be placed on the need to support economic growth and productivity, considering both local business needs and wider opportunities for development.*” In terms of supporting a prosperous rural economy paragraph 85...” *The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.*” This approach provides a sustainable solution to the need to enhance telecommunications services in the area which will benefit not only the local community, but also visitors to the area and potentially reducing the need to travel.

In section 10 of the new NPPF, the document seeks to support “*Advanced, high quality and reliable communications infrastructure*” ensuring that it is “*essential to economic growth and social wellbeing*”. It advises that “*planning policies and decisions should support the expansion of electronic communications networks including next generation mobile technology (such as 5G) and full fibre broadband connections.*” Paragraph 120 states” *the number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate.*” The proposal allows for the installation of a new mast which would support the existing network coverage. The existing equipment, located on the rooftop of the adjacent needs to be upgraded and consequently must be relocated.

Paragraph 121 continues” *Local planning authorities should not impose a ban on new electronic communications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of electronic communications development, or insist on minimum distances between new electronic communications development and existing development. They should ensure that:*



- a) *they have evidence to demonstrate that electronic communications infrastructure is not expected to cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and*
- b) *they have considered the possibility of the construction of new buildings or other structures interfering with broadcast and electronic communications services.*

The NPPF places a high importance on the need to upgrade England's digital communication network and the promotion of economic growth. Key policy references are:

Paragraph 119 emphasises that *"high quality and reliable communications infrastructure is essential for economic growth and social well-being"* and that *"planning policies and decisions should support the expansion of electronic communications networks."*

Paragraph 120 advises that the re-use of existing masts and buildings should be encouraged and equipment should be well designed and camouflaged where possible.

The proposal has been designed with the aim of achieving a balance between minimising visual impact and achieving the technical requirements for Cornerstone to enhance telecommunications services in the area to the benefit of the local community and visitors to the area. It will make effective use of the land as set out under Section 11 of the NPPF.

The current proposal is for an important investment in upgrading the communications infrastructure in Fylde.. Full consideration has been given to alternatives, including existing masts and the proposal is considered to provide the best option in terms of meeting the technical requirements in a location with limited local impacts.

Improving the communications infrastructure is critical to supporting sustainable economic growth. Para 83 of the NPPF notes that significant weight should be placed on the need to support economic growth and productivity. Para 83 states that planning decisions *"should address and recognise the locational requirements of different sectors"* which will include the needs of the locational requirements of digital communications infrastructure.

The proposal supports better communication services for local residents and visitors to and through the area, it supports economic growth, choice and is part of the new technology the Government wishes to encourage and support. Importantly, it also reduces the need to travel, particularly at peak-periods, and allows working from home to take place. It therefore constitutes sustainable development.

Furthermore, government guidance published during the COVID-19 pandemic supports telecommunications as a critical service. The applicant would like to highlight this in relation to this installation in its importance to support the existing network infrastructure.

Local Planning Policy

The statutory development plan for the area is comprised of Eastleigh Borough Local Plan 2016-2036 (adopted 2022).

Eastleigh Borough Local Plan 2016-2036 (adopted 2022)

Policy DM1, General criteria for new development

1. All new development should (as relevant):
 - a. not have an unacceptable impact on, and where possible should enhance:
 - i. residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast;
 - ii. biodiversity (avoiding significant adverse impacts); and
 - iii. the significance of heritage assets;
 - b. make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land;
 - c. take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area;
 - d. not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value, (recognising that some species and habitats may be irreplaceable);
 - e. include a landscape scheme covering the design and layout of external space;
 - f. protect and enhance public rights of way and National Trails and provide fully connected green infrastructure that interlaces the development and connects into the wider network;
 - g. provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement;
 - h. incorporate provision for people with disabilities and create accessible communities that cater for all;
 - i. incorporate design measures to inhibit criminal and anti-social behaviour;
 - j. incorporate provision for on-site waste management; and
 - k. include provision for public art associated with new large scale development in accordance with the Council's adopted Public Art Strategy.

The proposed mast would replace an existing mast that has been in situ at this site for many years without complaint. This re-use of an existing site is in line with Government guidance, that prevents the development of a new site.

The mast would be located around 40m from the existing highway and would therefore not appear as a visually overbearing structure within the existing street scene.

The nearest residential dwelling lies around 19m to the west of the application site. The existing outbuilding and large mature trees that are situated adjacent to the shared boundary would ensure that there is no unacceptable detrimental impact on the amenity of this dwelling.

Therefore it is contended that this policy has been complied with.

Policy DM9, Public utilities and communications

1. The development of new and improvement of existing utilities infrastructure essential to meet the needs of new and existing communities will be encouraged and permitted subject to the other policies of this plan. In the event of conflict with other policies of this plan the Borough Council will require a full justification including an assessment of alternative means of provision.
2. New development will only be permitted if the essential utilities infrastructure including communications infrastructure required to serve it is available. Where off-site utilities infrastructure is not adequate to serve a development site, developers will be required to contribute to the costs of new off-site provision in consultation with the utilities providers.
3. The development of new telecommunications infrastructure will be permitted where:
 - a. it will enhance broadband speeds and the quality of telecommunications services; and
 - b. all possible steps are taken to minimise the environmental impact of the development, and it can be demonstrated that alternative sites and means of provision including mast-sharing have been examined and there are no feasible alternatives to the proposal.
4. The Council will encourage developers to make provision for the installation and maintenance of telecommunications infrastructure within new developments.

The proposal seeks planning approval for the installation of a replacement telecommunications mast at an established site. The existing mast, which has been operational at this location for several years, has not generated any complaints.

The replacement of the existing mast represents a continuation of use at a site with an established operational history. This approach aligns with national planning policy and Government guidance, which encourages the re-use of existing telecommunications sites wherever feasible. Such guidance is designed to minimise the proliferation of new masts and associated infrastructure in the wider environment.

The proposed mast would allow for fast, reliable network coverage, including both 4G and 5G. This is important both for local residents and visitors and the businesses located in the adjacent shopping parade.

It is therefore contended that this policy has been complied with.

Land to the rear of 75-99 Hiltingbury Road

Policy CF2, Land to the rear of 75-99 Hiltingbury Road

1. An area of approximately 0.5ha to the rear of the parade of shops on Hiltingbury Road as defined on the policies map is allocated for residential development of approximately 16 dwellings. Planning permission will be granted provided that the detailed proposals comply with the development plan and they address the following specific requirements:
 - a. vehicular access is provided from Hiltingbury Road;
 - b. retention of trees protected by tree preservation orders and other important mature trees;
 - c. development should not exceed two-storeys in height;
 - d. access to existing garages serving Nichol Court and service/delivery access to the rear of the shops must be maintained;
 - e. the opportunity should be taken to relocate the existing telecom mast where practical and viable;
 - f. to preserve water quality and flows details of Sustainable Urban Drainage shall be provided in accordance with policy DM6 as part of any application for outline or full planning permission; and
 - g. occupation of the development shall be phased to align with the delivery of any necessary wastewater network reinforcement, in liaison with the service provider.

The proposed mast would not have any impact on the viability of the redevelopment of this site (located to the east of the application site) as it replaces an existing mast with a larger one, on the same footprint.

It is therefore suggested that this policy has been complied with.

Sustainable Development

Strategic policy S1, Delivering sustainable development

1. To be sustainable, new development in the Borough should:
 - a. meet community needs without compromising the identity of the Borough or its individual settlements, or the ability of future generations to meet their own needs;
 - b. enhance social equality by ensuring equal and easy access to a range of community facilities and services and by promoting the development of employment, education and skills training opportunities;
 - c. maintain and help to grow a high-performing local economy that benefits the Borough, south Hampshire and the wider economy, without adverse impact on south Hampshire's city, town and other centres, the quality of the local environment or local transport networks;
 - d. have regard to the potential impacts of climate change, and the need to limit greenhouse



gas emissions including through carbon sequestration and by promoting measures to design buildings and spaces which are adaptable to predicted climate change, and restrict development in areas at risk from flooding, minimise energy use and encourage the generation of renewable energy, and by minimising emissions from motorised transport, industrial activity and domestic uses;

- e. minimise the need to travel longer distances and, where travel is necessary, prioritise more sustainable forms of transport, such as active travel, other alternatives to car use, or a combination of active travel and other alternatives to car use;
- f. avoid impacts on the Hamble and Itchen catchments and associated flora and fauna species by preserving water quality and flows from development and safeguarding potential yield of local water resources used for public water supplies having regard to the impacts of abstraction;
- g. seek opportunities to optimise density of new development and redevelopments;
- h. use resources wisely and minimise the generation of waste in the construction, occupation and use of buildings;
- i. maintain local environmental quality, including avoiding damage to, and where possible enhancing, the existing valued urban and rural environments in the Borough and heritage assets;
- j. have regard to the purposes¹² of the South Downs National Park, including regarding its status as an International Dark Night Skies reserve; and
- k. maintain, enhance, extend and connect the natural habitats within and landscape value of the Borough, extending natural habitats into new and existing development to achieve an environmental net gain.

2. Applicants are encouraged to undertake pre-application consultation with the relevant statutory and non-statutory consultees.

3. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

4. Planning applications that accord with the policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- a. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- b. where specific policies in that Framework or other international or national legislation indicate that development should be restricted.

The proposed monopoly would contribute to the existing 4G and 5G network, ensuring fast and reliable coverage. This would contribute to maintaining and helping to grow a high-performing local economy.



It would also reduce the need to travel longer distances as it would ensure a fast and reliable network allowing for people to work from home, reducing car journeys.

Under these circumstances it is contended that this policy has been complied with.

Strategic policy S2, Approach to new development

1. The Council will promote the delivery, over the plan period 2016-2036, of a minimum of:
 - a. 14,580 new dwellings;
 - i. The pattern of delivery is expected to involve:
 - 2,572 dwellings completed 1st April 2016 to 31st March 2019;
 - 7,187 dwellings with planning permission or resolution to grant permission at 1st April 2019;
 - 1,475 allowance for windfall development
 - 732 dwellings on new sites allocated in this plan
 - ii. The Council will ensure a minimum 5 year supply (plus appropriate buffer) of deliverable sites across Eastleigh Borough.
 - iii. The Council will support the provision of an average of 200 (net) new affordable homes per annum as part of the overall net additional homes provided each year (from 2016 to 2036).
 - iv. The Council will monitor the delivery of all types and tenures of homes to ensure housing needs are being met.
 - b. 103,500 sq.m (net) of new employment development (of which 56,800 sq.m to be E(g)(i)/(ii) development);
 - c. and related transport infrastructure, open space, sports facilities and other community facilities.
2. The urban edge as set out on the policies map defines the main built-up areas within which there is a presumption in favour of new development, subject to the policies of this plan.

To the north and east of the application site the land is allocated as urban edge. In line with this policy, there is a presumption in favour of new development. The proposal must allow for 5G coverage, supporting the wider area, including the local neighbourhood parade and residents working from home.

It is therefore contended that this policy has been complied with.



Strategic policy S4, Employment provision

1. To contribute towards sustainable economic growth, provision will be made for additional floorspace for uses in the B2, B8 and E(g) use classes and other employment-generating uses through:
 - a. mixed-use regeneration and greenfield development at and adjoining Eastleigh River Side and at Southampton Airport, supported by the delivery of the Chickenhall Lane link road (see policies E6, E7 and E9 and paragraphs 6.4.31 to 6.4.43 and 6.4.53 to 6.4.58, Chapter 6, section 6.4);
 - b. further employment development adjoining Chalcroft Business Park, subject to the provision of a new road link between the distribution park and Bubb Lane (see policies WE1 and WE2, and paragraphs 6.5.48 to 6.5.50, Chapter 6, section 6.5);
 - c. small-scale employment allocations at Chandler's Ford (Policy CF4), Eastleigh (Policy E1), Horton Heath (Policy HH1), Hedge End (Policies HE4 and HE5) and West End (Policy WE3);
 - d. new employment development within the urban edge and by the re-use and/or redevelopment of buildings in the countryside (policies DM18 and DM19, Chapter 5);
 - e. retaining existing (and allocated) employment sites which have the potential to contribute towards future employment needs, and intensifying their use (see policy DM15, Chapter 5);
 - f. regeneration of Eastleigh town centre in accordance with the Council's 'Eastleigh Town Centre Vision' (see policies E3 and E4, Chapter 6, section 6.4) and of district and local centres, to include retail, office, leisure, cultural and residential development (policy DM21). This will include the restriction of out-of-centre retail and office development.
2. Unless no suitable sites are available and, in accordance with the 'sequential approach', office development will be focused firstly in Eastleigh town centre, the wider Eastleigh urban renaissance quarter, at Eastleigh River Side, (Southampton Airport) and in district and local centres. Retail development will be focused firstly in Eastleigh town centre, and in district, local and neighbourhood centres according to the role of each centre within the local retail hierarchy. Out of centre office and retail development must be in accordance with national policy.
3. In implementing this policy the Council will have regard to the non-statutory PfSH South Hampshire Spatial Position Statement vision that south Hampshire will become a major centre in creativity, innovation and technology, and will encourage:
 - a. a greater presence of high-value growth industries, building on the Borough's existing economic strengths in the marine, aviation, rail, creative industries, financial and business sectors, whilst also being open to support new growth industries including low carbon and high technology businesses, and businesses that support the development of a low carbon economy¹³;
 - b. the creation of jobs in forms of employment other than industry and commerce, for example in retail, leisure and cultural activities, education and health services, provided they do not compromise the contribution that existing businesses and sites make to the economy;
 - c. the provision of starter and 'move-on' units for small firms;
 - d. the provision of facilities for skills training that support the local economy, and secure training opportunities and new jobs in conjunction with new development (see policy DM16, Chapter 5); and
 - e. the provision of high-speed telecommunication facilities to serve Eastleigh and the rest of the Borough's settlements (see policy DM9, Chapter 5).

The proposed replacement monopole will enhance existing 4G and 5G network coverage in the area. By supporting fast and reliable digital connectivity, the development will contribute positively to the local telecommunications infrastructure. This is a key component of a modern, high-performing local economy, enabling businesses and individuals to access digital services efficiently and without disruption.

Enhanced network coverage also supports wider societal and environmental objectives. By enabling more people to work remotely, the proposed development can reduce the reliance on commuting, thereby contributing to a decrease in car journeys and associated emissions.

It will also comply with South Hampshire Spatial Position Statement, encouraging the provision of high-speed telecommunications facilities.

In view of the above, the proposal is considered to be in full compliance with both local and national planning policies

CONCLUSION

There is a requirement for Cornerstone to provide advanced telecommunications technologies to this urban area. Network planners have identified a need for an enhanced installation and the proposed development will address this identified need and continued customer demands.

The social and economic benefits of providing reliable and high-quality mobile connections support growth in productivity, efficiency and labour force. It is contended that the positive benefits to the modernisation of this mobile network service will outweigh any minor loss of visual amenity to the surrounding area.

National planning policy is to facilitate the growth of new and existing telecommunications systems, and operators have obligations to meet customer demands for improved quality of service. This application explains the technical need for the installation to provide improved customer service.

Furthermore, telecommunications is considered as a critical service as it is providing data to network operatives, field engineers, call centre staff, IT and data infrastructure, 999 and 111 critical services. This upgraded cell will allow telecommunications infrastructure providers Cornerstone. to ensure quality, capacity and operational performance so that customers have uninterrupted access to crucial mobile and broadband services specifically at this critical time.

In terms of siting and design, it is considered that the proposal responds well to the character and appearance of the local environment and will not have an unacceptable adverse impact on the application site or the surrounding area. The design is of a high standard and will not detract significantly from the existing visual and environmental character of the area. The benefits to residents and visitors to the area far outweigh any potential perceived negative impacts. In all these circumstances it is concluded that there are no policy or other objections that would warrant the refusal

of planning permission and accordingly permission should be granted for the proposed development.